

**Annual Update
Smart Growth Zoning District-Chapter 40R**

Fiscal Year July 1, 2017-June 30, 2018

In accordance with 760 CMR 59.00, a Municipality that has received a Letter of Eligibility* from DHCD for a proposed District by the end of the previous fiscal year ending on June 30, must file an Annual Update on or before July 31 of each year. **However, if the municipality is requesting 40S payments from the Department of Revenue, an annual update must be filed with DHCD on or before July 15 of each year.** The information provided in the Annual Update enables the Department to undertake an annual review and prepare a report on the 40R program, and to issue a Certificate of Compliance*. A Municipality must file this Annual Update with DHCD in order to be eligible for any Density Bonus Payment*.

The municipality must submit the following:

- (a) A cover letter to the Department;
- (b) A list of all Districts within the municipality;
- (c) For each District (not Sub-Districts) within the municipality, a completed original of pages 1-4 of this form;
- (d) For all completed 40R Projects for which submission of an annual monitoring report to DHCD or other state housing subsidizing agency is not otherwise required under another eligible state housing development finance/subsidy program (e.g., LIHTC, HOME), please attach a copy of the most recent annual report submitted to the Project's Monitoring Agent, as required under the Smart Growth Zoning; and
- (e) A completed original of page 5 of this form. (Only 1 completed page 5 per municipality.)

Each blank requires a response. N/A and 0 are acceptable responses.

District

(Name of District)

A. District Land Area (in acres)

Total land area _____

Developable Land area* _____ Substantially Developed Land area* _____

Developable Land area zoned for:

single-family _____

2-3 family _____

multi-family* _____

*As defined in 760 CMR 59.02. See attached definition page.

Substantially Developed Land area zoned for:

single-family _____
2-3 family _____
multi-family _____

Name of Municipality _____, MA

B. Units

- 1) Building Permits had been issued during previous fiscal year
(July 1, 2017 through June 30, 2018):

Total Number of Units _____ **Number of Bonus Units*** _____
single-family _____
2-3 family _____
multi-family _____

- 2) Units completed (issuance of occupancy permits) during the previous
fiscal year (July 1, 2017-June 30, 2018):

Total Number of Units _____ Number of Bonus Units _____

- 3) Units completed (issuance of occupancy permits) in total since District
was Approved

Total Number of Units _____

Affordable*		Market Rate	
1 bedroom	_____	1 bedroom	_____
2 bedrooms	_____	2 bedrooms	_____
3 bedrooms	_____	3 bedrooms	_____

Accessible _____
1 bedroom _____
2 bedrooms _____
3 bedrooms _____

Total Number of Rental Units _____

Affordable		Market Rate	
1 bedroom	_____	1 bedroom	_____
2 bedrooms	_____	2 bedrooms	_____
3 bedrooms	_____	3 bedrooms	_____

*As defined in 760 CMR 59.02. See attached definition page.

Accessible

1 bedroom _____

2 bedrooms _____

3 bedrooms _____

Name of Municipality _____, MA

Total Number of Homeownership Units _____

Affordable

1 bedroom _____

2 bedrooms _____

3 bedrooms _____

Market Rate

1 bedroom _____

2 bedrooms _____

3 bedrooms _____

Accessible*

1 bedroom _____

2 bedrooms _____

3 bedrooms _____

C. Progress

Prepare a written narrative describing how the District is being developed in a manner that reasonably complies with the residential density and Affordability standards established for that District.

D. Payments

Provide the amounts of payments received during the previous fiscal year **(July 1, 2017-June 30, 2018)**.

Zoning Incentive Payment:* _____

Density Bonus Payment:* _____

Provide the amounts and anticipated timing of payments to be received during the current fiscal year **(July 1, 2018-June 30, 2019)**.

Zoning Incentive Payment: _____

anticipated timing _____

Density Bonus Payment : _____

anticipated timing _____

*As defined in 760 CMR 59.02. See attached definition page.

E. Projects* subject to Plan Review* Procedure

1. Number of Projects approved for which the Plan Review procedure was completed. _____

2a. Number of Projects denied for which the Plan Review procedure was completed. _____
(Attach a copy of each Plan Review decision for which a Project was denied.)

For any project denied, submit sufficient information prepared by the Town Council or City Solicitor explaining why such denial was consistent with the Smart Growth Zoning.

3. Total Number of Projects currently under review: _____

Number of units proposed _____
single-family _____
2-3 family _____
multi-family _____

Signature

Date

Print Name: _____

Title: _____

*As defined in 760 CMR 59.02. See attached definition page.

Future District(s)

- A. If the Municipality has a proposed District(s), provide the amounts and anticipated timing of payments to be received during the current fiscal year **(July 1, 2018-June 30, 2019)**.

_____ **District**
(name of Proposed District)

Zoning Incentive Payment: _____ anticipated timing _____
Density Bonus Payment : _____ anticipated timing _____

B. An Estimate of Future Districts

1. Number of new Districts _____

If any new Districts, size of each new District

Dist. 1: Total Land Area	_____	Developed Land Area	_____
Dist. 2: Total Land Area	_____	Developed Land Area	_____
Dist. 3: Total Land Area	_____	Developed Land Area	_____

2. If any new Districts, potential number of Bonus Units:

Dist. 1: _____
Dist. 2: _____
Dist. 3: _____

Signature

Date

Print Name: _____

Title: _____